

BUREAU OF CONVEYANCES

FY 1999, 2000, 2001

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ROLE AND ORGANIZATION

Created as a result of the Great Māhele of 1839, in which the Native Hawaiian traditional land tenure system gave way to a private ownership system, the Bureau of Conveyance has been charged with the responsibility of recording and preserving all real estate transaction records for the State of Hawai'i. The Bureau of Conveyances is unique in the fact that it is the sole statewide recording office. The Bureau examines, records, indexes and microfilms. During the period 1998-2001 the number of title deeds recorded increased from 21,000 to 28,032 annually..

As its motto says "E malama'ana i ka mo'o ka'aina—Preserving the History of the Land" the Bureau of Conveyances' mission is to maintain an accurate, timely and permanent record system for title to real property in State of Hawai'i. The Bureau is responsible for issuing and recording a multitude of documents which include: Land Court certificates of Titles; filing Land title deeds, mortgages, leases, tax liens, Land Court Application Maps and File Plans, subdivision/condominium maps; researching uniform commercial code; and certifying copies of matters of record.

PROGRAM OVERVIEW

Within this single organization are the two separate recording branches: the Land Court System which processes documents relating to registered land in which the Bureau issues certificate of title showing vested owner-

ship, backed by the State of Hawai'i.

Unregistered land is recorded in the Regular System. Discrepancies arising in title to registered land are settled in a court of law.

The Bureau has made it possible for the public to view any of the documents, indices, or maps on file in books, on microfilm, microfiche, and compact disk as well as online, where the documents themselves can now be viewed. All of these documents are available free of charge to view, and copying is also available for a nominal fee.

SURVEY OF RESOURCES

The Bureau of Conveyances is the lifeline for Hawai'i's multi-billion dollar real estate industry serving as the sole public repository for all land title documents and maps entitled to recordation. Hawai'i is the only state in the nation with a single statewide recording office. With a staff of 53 employees, the Bureau examined, recorded, indexed and microfilmed an average of 282,273 documents annually for fiscal years 1998 to 2001.

The recordation process is critical in establishing priority, effectuating a lien, serving public notice, and perfecting security interests. Increase in activity is attributed to lease to fee conversions, timeshare development and sales, conveyance of individual interests into trusts, and mortgages re-sales. The transactions are much more complex requiring added staff efforts to ensure the timeliness of the recording process.

ACCOMPLISHMENTS

- Created Bureau of Conveyances Special Fund to develop and implement modernization of the Bureau's computer system.
- New Bureau of conveyances Information System (BICS) implemented in March 2000.
- Neighbor island connectivity established.
- Partnership task force with title industry representatives created to discuss and facilitate the recording process.
- Replaced Land Court Automated Title System (LCATS) to access certificates of title through Hawai'i FYI with Internet connectivity to information via VPN (Virtual Private Network.)
- Magnetic tapes of daily transactions are now transmitted electronically by FTP (File Transfer Protocol) connectivity.
- Digitized images have replaced microfilm for public viewing.

FIGURE 67.

Receipts of the Bureau of Conveyances

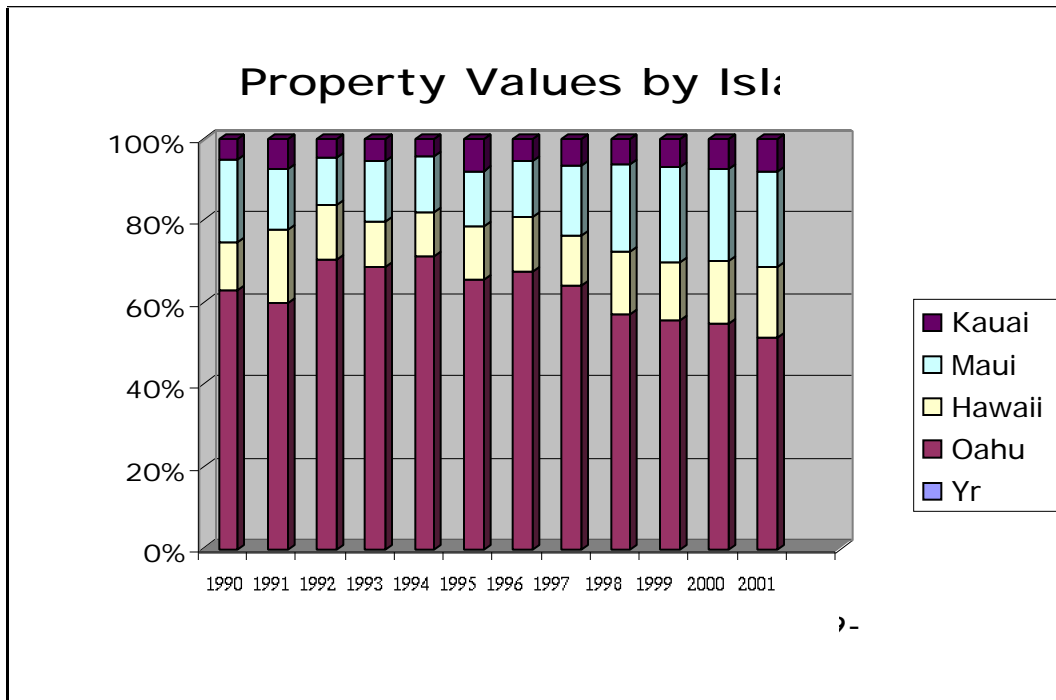
Fiscal Year	Receipts		
	Regular System	Land Court System	Total
1989-90	1,748,500	1,515,672	3,264,172
1990-91	1,834,526	1,428,353	3,262,879
1991-92	4,007,062	1,523,387	5,530,449
1992-93	4,441,300	2,750,313	7,161,613
1993-94	4,465,227	3,089,843	7,555,070
1994-95	3,767,689	2,281,197	6,048,886
1995-96	3,416,944	1,982,811	5,399,755
1996-97	3,596,166	1,998,526	5,594,692
1997-98	4,594,984	2,563,942	7,158,926
1998-99	5,011,810	2,877,946	7,889,756
1999-00	4,652,067	2,632,149	7,284,216
2000-01	4,667,992	26,865,149	7,533,183
2001-02	5,369,038	3,444,460	8,840,498
TOTAL	\$51,570,305	\$30,953,790	\$82,524,095

FIGURE 68.

Documents Received and Certificates of Title Issued

Fiscal Year	Documents Received			
	Total	Regular System	Land Court System	Land Court Certificates of Title Issued
1989-90	305,387	205,445	99,942	20,826
1990-91	298,937	205,423	93,514	19,838
1991-92	298,916	199,480	99,436	21,186
1992-93	330,705	217,007	113,698	23,379
1993-94	343,915	224,015	119,900	23,634
1994-95	282,767	192,097	90,670	18,570
1995-96	252,722	176,425	46,297	18,126
1996-97	252,120	178,929	73,191	16,799
1997-98	274,781	192,668	82,113	18,837
1998-99	301,239	208,504	92,735	21,962
1999-00	275,952	193,976	81,976	23,145
2000-01	281,204	194,931	86,273	28,032
2001-02	326,456	221,693	104,763	30,182
TOTAL	3,825,101	1,610,593	1,214,508	284,516

FIGURE 69.



This chart represents the relative values of property transfers in Hawai'i in thousands of dollars between FY 1990 and FY 2001. During this period, the relative value of properties on Maui and Hawai'i approximately doubled; those on O'ahu fell.

FIGURE 70.

Value of Property Transfer in Hawaii (in thousands of dollars)

Fiscal Year	Oahu		Hawaii		Maui		Kauai		State
	% of State	Value (\$1000)	% of State	Value (\$1000)	% of State	Value (\$1000)	% of State	Value (\$1000)	
1989-90	63	10,250,752	12	1,978,400	20	3,177,647	5	74,087	16,154,886
1990-91	60	6,800,263	18	2,033,125	15	1,677,035	7	803,757	11,304,180
1991-92	70.9	5,682,158	13.2	1,059,606	11.6	931,820	4.3	347,322	8,020,906
1992-93	68.7	5,169,726	11.2	842,692	14.9	1,112,683	5.2	393,272	7,521,373
1993-94	71.7	11,336,029	10.5	1,655,988	13.7	2,171,251	4.1	648,900	15,812,168
1994-95	65.7	4,258,750	12.9	835,319	13.7	890,229	7.7	502,178	6,486,476
1995-96	67.7	4,187,566	13.3	819,964	13.9	860,229	5.1	316,401	6,184,142
1996-97	64.3	3,771,156	12.2	716,222	17.3	1,012,863	6.2	361,955	5,862,196
1997-98	57.5	3,973,383	15	1,035,586	21.4	1,474,351	6.1	422,666	6,905,986
1998-99	55.8	4,276,497	14.2	1,088,722	23.3	1,781,037	6.7	513,914	7,660,170
1999-00	55.1	5,187,630	15.2	1,430,199	22.4	2,110,256	7.3	687,470	9,415,555
2000-01	51.6	5,336,277	17.1	1,776,026	23.5	2,430,748	7.8	804,451	10,347,502

FIGURE 71.

Bureau of Conveyances Average Productivity

	FY 1994-97	FY 1998-2001	Percent Increase
Documents Recorded	265,212	269,212	11.5%
Regular System Documents.	185,029	204,776	10.6%
Land Court Documents	80,567	91,436	13.4%
Certificates Issued	18,083	25,830	42%
Revenues	\$6,050,564	\$7,886,913	30%